

018.0

0004

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
911,600 / 911,600
911,600 / 911,600
911,600 / 911,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ERBE DAVID V/JENNIFER G	
Owner 2:	
Owner 3:	
Street 1: 50 PRINCETON ROAD	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: FERRERA LISA J -	
Owner 2: -	
Street 1: 50 PRINCETON ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5580		Sq. Ft.	Site		0	85.	1.05	2									499,291						499,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5580.000	412,300		499,300	911,600		12783
							GIS Ref
							GIS Ref
							Insp Date
							11/17/17



USER DEFINED

Prior Id # 1:	12783
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	20:07:33
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	412,300	0	5,580.	499,300	911,600		Year end	12/23/2021
2021	101	FV	400,200	0	5,580.	499,300	899,500		Year End Roll	12/10/2020
2020	101	FV	400,200	0	5,580.	499,300	899,500		899,500 Year End Roll	12/18/2019
2019	101	FV	301,300	0	5,580.	646,100	947,400	947,400	Year End Roll	1/3/2019
2018	101	FV	295,400	0	5,580.	411,200	706,600	706,600	Year End Roll	12/20/2017
2017	101	FV	295,400	0	5,580.	375,900	671,300	671,300	Year End Roll	1/3/2017
2016	101	FV	295,400	0	5,580.	305,400	600,800	600,800	Year End	1/4/2016
2015	101	FV	288,300	0	5,580.	305,400	593,700	593,700	Year End Roll	12/11/2014

Parcel ID

018.0-0004-0012.0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERRERA LISA J	1312-102		12/7/2005		585,000	No	No		
VIVIER CRAIG A	1244-3		10/23/2001	Family		1	No	No	
SIMMEL SERGIU/E	1119-186		12/1/1993		237,000	No	No	Y	

PAT ACCT.

1526

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2020	132	Redo Bat	2,500	C				
10/6/2010	2099	Addition	68,000	C				REAR ADD/REDO BATH
9/28/2009	905	Manual	4,188					
10/6/1998	694	Redo Kit	8,000					REMODEL KIT/BATH

ACTIVITY INFORMATION

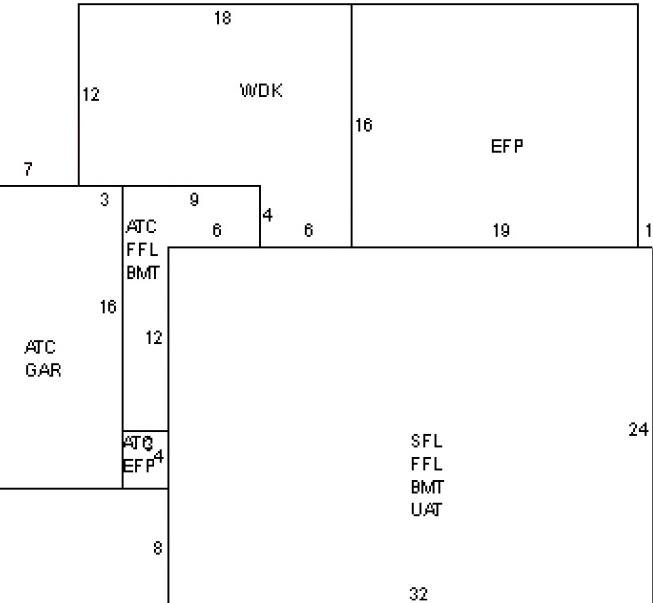
Date	Result	By	Name
11/17/2017	MEAS&NOTICE	BS	Barbara S
1/30/2009	Meas/Inspect	345	PATRIOT
5/11/2006	MLS	MM	Mary M
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
8/27/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Very Good			FP IN BMT NON-FUNC.. OF-BMT SINK. PDAS. ATC ABOVE GAR-UNF WALK-IN CLOSET.									
Sty Ht: 2	2 - Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2	- Conc. Block			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:		%		OthrFix: 1	Rating: Fair												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1									
Color: WHITE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir: k	- Kelwyn Manor			Fpl: 1	Rating: Good			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C	- Average			CONDO INFORMATION				Lvl 2									
Year Blt: 1940	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct: G12		Fact: .		Floor:				Totals				RMS: 6	BRs: 3	Baths: 1	HB: 1		
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal 2	- Plaster			Functional:		Interior:		1	6	3	M						
Sec Int Wall:		%		Economic:		Additions:											
Partition: T	- Typical			Special:		Kitchen: 1998											
Prim Floors: 3	- Hardwood			Override:		Baths:											
Sec Floors:		%		Total:	10.8 %	Plumbing:											
Bsmnt Flr: 4	- Carpet					Electric:											
Subfloor:						Heating:											
Bsmnt Gar:						General:											
Electric: 3	- Typical																
Insulation: 2	- Typical																
Int vs Ext: S																	
Heat Fuel: 2	- Gas																
Heat Type: 1	- Forced H/Air																
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO		Central Vac: NO															
% Com Wal		% Sprinkled															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 018-0-0004-0012.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	840	77.470	65,076	ATC	100	UNF	100		
FFL	First Floor	840	164.430	138,121	BMT	100	RRM	70	G	
SFL	Second Floor	768	164.430	126,282						
EFP	Enclos Porch	316	35.840	11,324						
WDK	Deck	240	10.170	2,440						
GAR	Garage	200	27.500	5,499						
UAT	Upper Attic	192	65.770	12,628						
ATC	Attic	99	98.660	9,807						
	Net Sketched Area:	3,495		Total: 371,177						
Size Ad	1707.4	Gross Area	4256	FinArea	2196					

IMAGE

